Karen Johnson Davidson County
Batch# 738977 DEEDWARR
10/19/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211019-0140093

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/5/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David E. Nash	First Community Mortgage, Inc.	
(NAME)	(NAME)	
4008 Port Jamaica Ct.	275 Robert Rose Dr	097-08-0-A-061.00CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Steven Carl Wathen, Executor of The Estate of Margie Helen Dreifuerst,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David E. Nash and Lenora F. Nash, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. L-1 on the Plan of Condominium Plat of Lake Cheateau of record in Plat Book 6250, Pages 607-610, corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold J. Dreifuerst and wife, Margie W. Dreifuerst by Warranty Deed dated 01/29/1976 from Lake Chateau Corporation, a Tennessee corporation of record in Book 4999, Page 47, Register's Office for Davidson County, Tennessee. Harold J. Dreifuerst died on June 13, 2011 leaving Margie W. Dreifuerst as the sole surviving tenant by the entirety. Margie W. Dreifuerst, also known as Margie Helen Dreifuerst, died testate on January 2, 2021 appointing Steven Carl Wathen as Executor of her Estate as evidenced by the Last Will and Testament of Margie W. Dreifuerst filed under Docket No. 21P375, in the Probate Court Clerk's Office for Davidson County, Tennessee

The said Margie Helen Dreifuerst and Margi W. Dreifuerst are one in the same person.

All matters as set forth per Plat Book 6250, Pages 607-610, as corrected in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee. Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions for Lake Chateau Condominiums of record in Book 6639, Page 468, as amended of record in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 11012, Page 495, Register's Office for Davidson County, Tennessee. Assignment of Development Rights of record in Book 10836, Page 280, said Register's Office. Appointment of Successor Trustee for Lake Chateau Condominiums of record in Instrument 200508150096130, said Register's Office.

Grants of Transmission Line Easements of record in Book 1224, Page 253, Book 1237, Page 94, Book 1298, Page 133 and Book 1303, Page 25, said Register's Office. Easement to Southern Bell of record in Book 4077, Page 604, said Register's Office. Agreement of Easement of record in Book 5071, Page 277, said Register's Office. Stormwater Detention Agreement of record in Book 6551, Page 765, said Register's Office. Right of Way Easement of record in Book 6599, Page 291, said Register's Office. Right of Way Easement of record in Book 6651, Page 23, said Register's Office. Grant of Easement of record in Instrument 201012060096761, said Register's Office. Grant of Easement of record in Instrument 201906280062924, said Register's Office. Charter of Lake Chateau Phases I, II and III of record in Book 6870, Page 491, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 194 Lake Chateau Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 15th day of October, 2021.

and Estate of Margie Helen Dreifuerst

By: _____
Steven Carl Wathen, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Carl Wathen, the executor for the estate of Margie Helen Dreifuerst, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2021.

_____
Notary Public:
My Commission Expires: 3.8.2023

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 15, 2021.

(AFFIANT) Aubrey Seavers

10/15/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of October, 2021.

My commission expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY